

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 097

Property Owner: The Pepsi Bottling Group, LLC

Petitioner: Colonial Realty Limited Partnership

Location: Approximately 0.65 acres located on the west side of South Boulevard at the intersection of Poindexter Drive

Center, Corridor or Wedge: Corridor

Request: I-2, general industrial to TOD-M, transit oriented development mixed use

Summary

This request would allow transit supportive development along the South Corridor light rail line.

Consistency and Conclusion

The request is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *New Bern Transit Station Area Plan* recommendation. Therefore, this request would be considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned TOD-M, I-2, and B-2 and are occupied by retail and industrial uses.

Rezoning History in Area

The abutting property to the south was rezoned to TOD-M under petition 2005-91.

Public Plans and Policies

General Development Policies – Transit Station Area Principles (adopted 2001). The policies recommend the establishment of transit supportive development within ½ mile walk of a rapid transit station. The subject property consists of a small parcel along the future South Corridor light rail line, within ¼ mile of the New Bern station.

New Bern Transit Station Area Plan draft form. The subject property is recommended in the draft plan as appropriate for transit supportive uses.

Proposed Request Details

This request would allow transit supportive development along the South Corridor light rail line.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in both the I-2 and TOD-M zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, its proximity to the light rail station and the good street network in the area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning. Additional CDOT comments are attached.

CATS. CATS would like to note that separate from the subject petition, the developer has requested that CATS consider the introduction of a new at-grade rail crossing in order to further extend Poindexter across the tracks. At this time, CATS and the developer have not completed discussions or reached agreement relative to the design and construction of the proposed at grade crossing. As indicated previously, CATS cannot commit any funds or participate financially in the design or the construction of the proposed crossing. Additionally, the location and technical requirements of the proposed crossing have not been fully explored.

Connectivity. Connectivity is not an issue.

Storm Water. CATS notes that no documented downstream complaints exist. The site drains to a stream listed as impaired by the NC Division of Water Quality. Additional comments are attached. No additional recommendations are needed at this time.

School Information. The school planning staff did not comment on this request.

Outstanding Issues

Land Use. The request is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *New Bern Transit Station Area Plan* recommendation.

Site plan. There is no site plan associated with this request.